



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Mary Kay Sigaty, Chairperson
District 4
Jon Weinstein, Vice Chairperson
District 1
Calvin Ball
District 2
Jennifer Terrasa
District 3
Greg Fox
District 5

Minutes (approved)
Work Session on Affordable Housing in Downtown Columbia
November 2, 2015
4:00 p.m.
Banneker Room

Members Present: Mary Kay Sigaty, Chair; Calvin Ball; Greg Fox; Jen Terrasa

Members Absent: Jon Weinstein, Vice Chair

Staff Present: Jessica Feldmark, Administrator

The Chair opened the meeting at 4:10 p.m.

Value Analysis

Carl DeLorenzo and Tom Carbo were in attendance to discuss the value analysis. Mr. DeLorenzo provided an overview of the revised value analysis and explained the reasoning for the changes made. Council Members asked questions of Mr. DeLorenzo and Mr. Carbo regarding a number of topics including assumptions in the parking value analysis, valuation of market rate and affordable units including revenue generation, differences in assumptions between the value analysis and the fiscal impact analysis, PILOT agreements, how long development can be suspended if agreement is not reached regarding the library site, differences in construction costs between market rate and affordable units, and the impact of air rights development on the cost of construction of the base facilities. Greg Fitchitt joined the conversation to discuss the rationale for maintaining the affordable housing assessment on commercial development.

The meeting was adjourned at 6:08 p.m.